

161.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

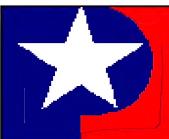
938,900 / 938,900

USE VALUE:

938,900 / 938,900

ASSESSED:

938,900 / 938,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
12		PROSPECT AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: IOAKIMIDIS JOHN S &amp; ALTHEA S

Owner 2:

Owner 3:

Street 1: 12 PROSPECT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

**PREVIOUS OWNER**

Owner 1: IOAKIMIDIS STAVROS &amp; KATINA -

Owner 2: -

Street 1: 12 PROSPECT AVENUE

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .271 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Clapboard Exterior and 2486 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11808	Sq. Ft.	Site			0	70.	0.66	8									541,967						542,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11808.000	391,800	5,100	542,000	938,900		107752
							GIS Ref
							GIS Ref
							Insp Date
							06/06/18

**USER DEFINED**

Prior Id # 1:	107752
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	15:16:27
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	391,800	5100	11,808.	542,000	938,900		Year end	12/23/2021
2021	101	FV	380,200	5100	11,808.	542,000	927,300		Year End Roll	12/10/2020
2020	101	FV	380,200	5100	11,808.	542,000	927,300	927,300	Year End Roll	12/18/2019
2019	101	FV	288,700	5100	11,808.	542,000	835,800	835,800	Year End Roll	1/3/2019
2018	101	FV	288,700	5100	11,808.	480,000	773,800	773,800	Year End Roll	12/20/2017
2017	101	FV	288,700	5100	11,808.	402,600	696,400	696,400	Year End Roll	1/3/2017
2016	101	FV	288,700	5100	11,808.	402,600	696,400	696,400	Year End	1/4/2016
2015	101	FV	272,700	5100	11,808.	348,400	626,200	626,200	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IOAKIMIDIS STAV	66414-199		11/20/2015	Family	600,000	No	No		
IOAKIMIDIS STAV	59481-594		7/9/2012	Convenience	10	No	No		
	18309-593		7/1/1987		174,999	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/1993	131		15,000					14X26 FAM ROOM

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/6/2018	TTL REFUSAL	BS	Barbara S
12/31/2008	Meas/Inspect	336	PATRIOT
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
7/23/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

